



**Developing Green: High  
Performance Affordable  
Housing Symposium**

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# Developing Affordable Housing

## Programs

- Rental Housing Tax Credits
- HOME Investment Partnership
- Community Development Block Grant



# RHTC: 2007-2008 QAP

## Minimum Design Requirements

- **Low maintenance exterior building finishes**
  - brick, stone, hard board, fiber cement siding or vinyl siding
  - Vinyl siding must be at least .40 inches in thickness & carry a lifetime warranty
- **Minimum HVAC Standards**
  - **Gas – 90% AFUE Rating**
  - **Air Cond. System – 13 SEER**
  - **8.2 HSPF electric heat pump system**



# RHTC: 2007-2008 QAP

## Minimum Design Requirements

### Continued:

- All buildings have attic insulation of R-38 or better
- Roofing product with a min. 25 year warranty
- Thermal insulated windows & entry doors with a min. U value of .35 or below



# RHTC: 2007-2008 QAP

## Energy Efficiency – Scoring

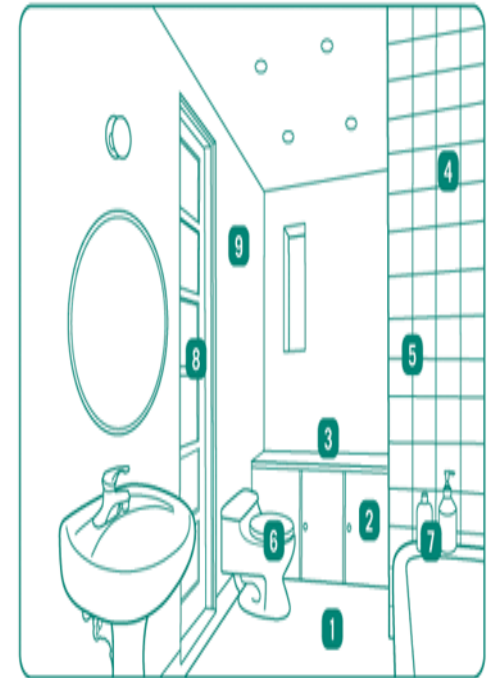
- **2 points: All HVAC equipments and all windows & siding glass doors for every unit must include the following:**
  - ✓ Energy Star rated windows & sliding glass doors
  - ✓ Energy Star rated furnace or heat pump
  - ✓ Energy Star rated air conditioner



# RHTC: 2007-2008 QAP

## Energy Efficiency – Scoring Continued

- 1 point for every 4 items (Max 2pts)
- ✓ Energy Star: refrigerator, dishwasher, ceiling fans, lighting fixtures, clothes washer, programmable thermostat, bathroom fans
- ✓ Tankless water heaters
- ✓ Water conservation fixtures: showerheads, kitchen faucets, bathroom faucets



# HOME 2007

## Proposed Changes

### Subsidy Limitations

- Units that have been certified as Energy Star® Rated may receive up to \$3,000 in additional subsidies
- Example: 3 Bedroom unit @ 60% AMI
  - Subsidy Limit is \$49,650
  - If Energy Star Rated Unit: Subsidy Limit is \$52,650

# HOME 2007

## Proposed Changes

### Preferences

- Energy Efficient and Conservation Items
- Energy Star Rated Units
  - IHCDA Sponsored Training
- Green Building Techniques
  - Development Commits to at least 3 of the following elements
  - Incorporate permeable paving
  - Include recycling bins in the kitchen





# HOME 2007

## Proposed Changes

### Green Building Techniques Continued:

- Orient structures on East/West axis for solar exposure
- Include trees in landscaping to curb winter winds and provide shade
- Install a light colored roofing material
- Reduce the use of wood:
  - Substitute solid sawn lumber with engineered lumber
  - Use wood I-Joists for floors and ceilings
  - Use Reclaimed Lumber
  - Use Fiber Cement Exterior Siding

# Weatherization & LIHEAP

- **2007 LIHEAP Budget \$56 million**
  - 22 of the 24 CAAs have budgeted \$904,931 for Energy Education for their clients
  - Cost Include: Energy Conservation Action Kits, classroom supplies & materials
- **2007 Wx Budget \$11 million**
  - From DOE \$6.3 million
  - From LIHEAP \$4.7 million



# Rents & Utilities: 2006 vs. 2007

Marion County 3 Bedroom, 60% AMI Unit			
Utilities	May 2006	May 2007	Change
Rent Limits	\$ 879	\$ 879	\$ -
Heating: N.G.	\$ 61	\$ 110	\$ 49
Cooking: N.G.	\$ 8	\$ 14	\$ 6
Air Conditioning	\$ 15	\$ 15	\$ -
Water Heating: NG	\$ 19	\$ 35	\$ 16
Total Utilities	\$ 103	\$ 174	\$ 71
<b>Rents - Utilities</b>	<b>\$ 776</b>	<b>\$ 705</b>	<b>\$ (71)</b>

Utilities: Indianapolis Housing Authority